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4 Attorney for Defendant  
5 CARMEN CHAN

UNITED STATES DISTRICT COURT  
NORTHERN DISTRICT OF CALIFORNIA

11 UNITED STATES OF AMERICA, )  
12 Plaintiff, ) CR 07-0428 MMC  
13 vs. )  
14 CARMEN CHAN, ) STIPULATION AND ORDER  
15 Defendant. ) EXONERATING PROPERTY BOND  
 ) ON DEPOSIT WITH THE COURT AND  
 ) PERMITTING SUBSTITUTION OF CASH BOND  
 ) FOR BAIL  
)

17 The parties hereby stipulate, through their respective counsel, DENISE BARTON, Assistant  
18 United States Attorney for plaintiff United States of America and GARRICK S. LEW, attorney for  
19 defendant CARMEN CHAN, that defendant's property bond may be exonerated at this time for the  
20 purpose of substituting a cash bond. The parties agree that the following deed of trust for the  
21 following described property are to be released by the Clerk of the Court upon the Clerk's receipt of  
22 \$100,000 cashier's check:

23        Short form deed of trust and assignment of rents in favor of RICHARD WIEKING, Clerk of  
24 the United States District Court for the real property located at 1820 Forest View Avenue,  
25 Hillsborough, CA 94010, executed by Paul M. Leung and Carmen Sau Wai Chan, trustors. Said short  
26 form deed of trust and assignment of rents was recorded in San Mateo County on July 13, 2007,  
27 instrument no. 2007-105910.

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2 DATED: August 15, 2007

/s/  
DENISE BARTON  
Assistant United States Attorney



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6 DATED: August 15, 2007

GARRICK S. LEW  
Attorney for Defendant CARMEN CHAN

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**ORDER**

10 Based upon the above stipulation of the parties, good cause appearing,

11 **IT IS HEREBY ORDERED** that the above described property be exonerated as surety for  
12 bail in the instant action, upon the Clerk's receipt of \$100,000 to secure bail in the instant action.

13 **IT IS FURTHER ORDERED** that defense counsel Garrick S. Lew prepare a Reconveyance  
14 of the Deed of Trust form for the property to be exonerated. Upon receipt of the instant order, the  
15 Reconveyance of the Deed of Trust for the property and the cash bail, the Clerk of the United States  
16 District Court, as beneficiary under the deed of trust shall the Clerk of the Court as Trustee shall  
17 reconvey the described property to Paul M. Leung and Carmen Sau Wai Chan, who originally  
18 pledged said property as bail. The Clerk of the Court shall then send the Reconveyance of Deed of  
19 Trust with each Original Deed of Trust on the property;

20 1820 Forest View Avenue, Hillsborough, CA 94010

21 to Garrick S. Lew Esq., 600 Townsend Street Suite 329E, San Francisco, CA 94103, for recording  
22 of the Reconveyance in the appropriate county.

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DATED: \_\_\_\_\_

The Hon. JAMES LARSON  
United States District Court Magistrate Judge

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